

THE NON-FLOOD PROTECTION ASSET MANAGEMENT AUTHORITY
MINUTES OF THE FULL BOARD MEETING
THURSDAY NOVEMBER 20, 2014 – 5:30 P.M.

The monthly meeting of the Board of the Non-Flood Protection Asset Management Authority of the Orleans Levee District was held on Thursday, November 20, 2014 at 5:30 p.m., in the Lake Vista Community Center, 2nd Floor, 6500 Spanish Fort Blvd., New Orleans, Louisiana after due legal notice of the meeting was sent to each Board member, the news media, and a copy of the call was posted.

Chairman Scott called the meeting to order at 5:28 p.m. and led in the Pledge of Allegiance. The roll was called which constituted a quorum.

PRESENT:

Chairman Nyka Scott
Vice Chairman Ernst
Secretary Romona Baudy
Commissioner Wilma Heaton
Commissioner Darrel Saizan
Commissioner Patrick DeRouen
Commissioner Pearl Cantrelle
Commissioner Michael Stack
Commissioner Stan Brien
Commissioner Eugene Green
Commissioner Thomas Fierke
Commissioner Dieter Hugel
Commissioner William Settoon
Commissioner Glenn Higgins

ABSENT:

Commissioner Leila Eames

STAFF:

Cornelia Ullmann – Chief Operating Officer
Sharon Martiny – Non-Flood
Fred Pruitt – Airport Director
Dawn Wagener – Non-Flood
Chuck Dixon – Marina Director

ALSO PRESENT:

Gerard Metzger - Legal Counsel
Al Pappalardo – Real Estate Consultant
Steve Nelson – Stuart Consulting
Brayton Matthews – Flightline First
Bonny Schumaker – Flightline First
Brent Russell - Hawthorne
Walter Baudier – DEI
Jim Martin – DEI
John Holtgreve – DEI
Roy Frischhertz – Crescent Commercial Construction
Tom Long
Mark Choina – Customs and Border Patrol
Shawn Polly – Customs and Border Patrol

OPENING COMMENTS

Chairman Scott welcomed the new Representative from District 97, Dr. Joseph Bouie and the newest Board member, Glenn Higgins. Mrs. Cornelia Ullmann is the new Chief Operating Officer for the Non-Flood Protection Asset Management Authority. Chairman Scott announced her resignation as Chairman and noted the Board's many recent accomplishments including a proposal for a multi-million dollar investment at South Shore Harbor.

ADOPT AGENDA

Commissioner Ernst offered a motion to adopt the Agenda, seconded by Commissioner Stack and unanimously adopted.

APPROVE MINUTES

Commissioner Stack offered a motion to approve the minutes of the October 23, 2014 Board meeting, seconded by Commissioner Hugel and unanimously adopted.

PRESENTATION

Customs and Border Patrol

Mark Choina - Assistant Port Director

Shawn Polly - Area Port Director

Customs has prepared design plans for the Customs build out at Lakefront Airport. Customs is also committed to open a Global Enrollment Center in which international travelers can bypass 90% of the Customs and Border Protection screening when returning to the U.S. Passengers will benefit by being a TSA pre-check traveler when traveling domestically. The Customs build out is a Capital Outlay expenditure of approximately \$400,000, and will take up to one year for the Authority to receive reimbursement. The Flood Authority will include on the next Finance Committee Agenda, a motion for a Cooperative Endeavor Agreement in the amount of \$400,000 with the Non-Flood Authority to assist in starting the Customs build-out right away.

The second item addresses flood protection on Lakefront Airport. Some funding has been identified through State hazard mitigation money. A trip is planned to Washington, D.C. in December to meet with elected delegation and Airport Chair Wilma Heaton extended an invitation to any commissioners who would like to attend. GOHSEP advised that damages could be leveraged against the hazard mitigation project, and approximately \$70 million can be utilized for flood protection. GOHSEP and FEMA are behind the proposed flood protection project, which is also used elsewhere in the U.S. Flood protection is a long way from being complete, but there is much enthusiasm and great potential.

COMMITTEE REPORTS

Airport Committee – Commissioner Heaton informed the Committee of the accident at Lakefront Airport and commended Bonny Schumaker (Flightline) and staff for handling issues related to the accident.

Marina Committee – Commissioner Settoon noted that 25% of the electrical inspections were completed at South Shore Harbor Marina. The Flood Authority Chief Engineer inspected the dip in W. Roadway and offered his assistance. The solution is to raise the level of the road at the deepest point, which cannot be accomplished until after construction of the pumping station is complete (two years).

Commercial Real Estate Committee – Commissioner Green will comment on Commercial Real Estate Committee issues when Resolutions are addressed.

Recreation/Subdivision Committee – A motion will be addressed to approve a contract with Crescent Commercial Construction for construction of Shelter No. 3.

Legal Committee – There are no active legal issues.

Finance Committee – The Finance Committee meeting was cancelled.

Mr. Metzger advised that Assessor Williams agreed to cancel the tax levy on Boathouse N-28.

NEW BUSINESS

01-112014 Motion to hold elections to fill vacant offices of the Board.

Commissioner Settoon nominated Greg Ernst for Chairman, seconded by Commissioner Hugel and unanimously agreed upon. The motion passed and Greg Ernst was appointed Chairman of the Non-Flood Protection Asset Management Authority Board.

Commissioner Baudy nominated Wilma Heaton for Vice Chair, seconded by Commissioner Settoon and unanimously agreed upon. The motion passed and Wilma

Heaton was appointed Vice Chair of the Non-Flood Protection Asset Management Authority Board.

Votes were unanimous and the following Resolution was adopted:

MOTION: 01-112014
RESOLUTION: 01-112014
BY: COMMISSIONER SETTOON
SECONDED BY: COMMISSIONER HUGEL

November 20, 2014

RESOLUTION

WHEREAS, the Non-Flood Protection Asset Management Authority (“Management Authority”) is a political subdivision of the State of Louisiana and the governing authority of the non-flood protection assets of the Orleans Levee District (“District”);,

WHEREAS, as provided under Article IV, Section 2 of the By-Laws of the Management Authority, if a vacancy occurs among the officers of the authority because of resignation, ..., an election to fill the vacant office shall be held at a regular or special meeting within 30 days of the date of the vacancy;

WHEREAS, at the beginning of the regularly scheduled full Board meeting of November 20, 2014, Chairman Scott indicated her intent to resign from the Board and elections were thereafter held for the position of Chair.

WHEREAS, after motion made and duly seconded, the members of the Management Authority elected Greg Ernst as Chairman.

WHEREAS, the Vice Chair position was vacated as the Vice Chair became Chair and elections were thereafter held for the position of Vice Chair.

WHEREAS, after motion made and duly seconded, the members of the Management Authority elected Wilma Heaton as Vice Chair.

THEREFORE BE IT HEREBY RESOLVED, that Greg Ernst was elected as Chair of the Board of the Management Authority and Wilma Heaton as Vice Chair of the Management Authority commencing on November 20, 2014 and through August 31, 2015:

YEAS: ERNST, BAUDY, HEATON, DeROUEN, CANTRELLE, STACK, BRIEN, SAIZAN, GREEN, FIERKE, HUGEL, SETTOON, HIGGINS
NAYS: NONE
ABSTAIN:
ABSENT: EAMES
RESOLUTION ADOPTED: YES

02-112014 Motion to recognize and thank Nyka Scott for her commitment, dedication and perseverance while Chair of the Non-Flood Protection Asset Management Authority, as well as an Authority member.

Chairman Scott was with the Authority a very short time, but accomplished a great deal. The Board presented Ms. Scott with a plaque to show appreciation.

Commissioner Settoon offered a motion to recognize and thank Nyka Scott for her commitment, dedication and perseverance while Chair of the Non-Flood Protection Asset Management Authority, seconded by Commissioner Fierke and unanimously adopted to wit:

MOTION: 02-112014
RESOLUTION: 02-112014
BY: COMMISSIONER SETTOON
SECONDED BY: COMMISSIONER FIERKE

November 20, 2014

RESOLUTION

WHEREAS, the Non-Flood Protection Asset Management Authority (“Management Authority”) is a political subdivision of the State of Louisiana and the governing authority of the non-flood protection assets of the Orleans Levee District (“District”);

WHEREAS, the NFPAMA wishes to recognize Nyka Scott for her hard work and distinguished public service while Chair of the Non-Flood Protection Asset Management Authority, as well as an Authority member;

WHEREAS, Nyka Scott generously contributed her time to work through issues with FEMA and other federal regulatory bodies with regard to the damages sustained to NFPAMA assets;

WHEREAS, Ms. Scott’s personal efforts in budgetary and financial matters resulted in increasing revenues. Further, she pursued efficiencies, including putting insurance brokerage services out to bid and having properties reappraised; allowing NFPAMA to save approximately \$240,000 per year in insurance premiums;

WHEREAS, Ms. Scott led the effort that resulted in the issuance of an RFP for the former Bally's casino site at South Shore Harbor Marina which sat dormant since Hurricane Katrina and which is expected to bring much needed revenue to NFPAMA;

WHEREAS, Ms. Scott's experience as a litigator and a lobbyist, as well as with boards and commissions, assisted NFPAMA to move forward and strategically plan for the future in spite of many challenges, including lack of revenue.

THEREFORE BE IT HEREBY RESOLVED, that the Non-Flood Protection Asset Management Authority expresses its sincerest appreciation to Nyka Scott for her commitment, dedication and perseverance while Chair of the Non-Flood Protection Asset Management Authority, as well as an Authority member.

AYES: ERNST, BAUDY, HEATON, DeROUEN, CANTRELLE, STACK, BRIEN, SAIZAN, GREEN, FIERKE, HUGEL, SETTOON, HIGGINS

NAYS:

ABSTAIN:

ABSENT: EAMES

RESOLUTION ADOPTED: YES

03-112014 Motion to approve Chief Operating Officer Cornelia Ullmann in place of the former Executive Director to perform any and all functions in place of the Executive Director retroactive to November 10, 2014.

The Chief Operating Officer is an interim appointment at the discretion of the Board. The position is an unclassified Civil Service position that answers to the Chair of the Board. There was discussion regarding the former Executive Director position by Commissioners Heaton, Stack, Cantrelle and Fierke, Chairman Ernst and Mr. Metzger. Under Civil Service rules, the former Executive Director, a classified employee, may return to that position for a period of up to one year.

There was discussion regarding reclassifying the Executive Director position from a classified to unclassified Civil Service position by Commissioner DeRouen, Commissioner Cantrelle and Commissioner Heaton. There was also discussion by Mr. Metzger regarding the authority to hire a Chief Operating Officer under the Authority's By-Laws. Commissioner Heaton offered that the former Executive Director gave two days notice prior leaving. Given that would leave the Authority with no one to handle necessary day to day functions, Chairman Scott contacted Civil Service for input and guidance. Chairman Scott had the authority to make an interim appointment and the matter was brought before the Board for ratification.

Commissioner Fierke suggested amending the motion by changing the word "substitute" to "authorize" and deleting "in place of the Executive Director". This would authorize the Chief Operating Officer as signatory. Commissioner Hugel offered the motion, as amended, to approve Chief Operating Officer Cornelia Ullmann in place of the former Executive Director to perform any and all functions in place of the Executive Director retroactive to November 10, 2014, seconded by Commissioner Saizan and unanimously adopted to wit:

MOTION: 03-112014

RESOLUTION: 03-112014

BY: COMMISSIONER HUGEL

SECONDED BY: COMMISSIONER SAIZAN

November 20, 2014

RESOLUTION

WHEREAS, the Non-Flood Protection Asset Management Authority ("Management Authority") is a political subdivision of the State of Louisiana and the governing authority of the non-flood protection assets of the Orleans Levee District ("District");

WHEREAS, Section 330.12.1(F) provides, in part, that the Management Authority may employ an Executive Director and such personnel as may be necessary to implement the provisions of this Section;

WHEREAS, the Management Authority has established the position of Chief Operating Officer, which position has been approved by the Louisiana Department of State Civil Service, and has employed Cornelia Ullmann as Chief Operating Officer of the Management Authority effective November 10, 2014 ("Chief Operating Officer"), which position has primary responsibility for the operations of the Management Authority;

WHEREAS, the Management Authority desires to authorize the Chief Operating Officer as signatory on behalf of the Management Authority on any and all documents, releases, and contracts, including but not limited to leases of property owned by the Orleans Levee District under the management and control of the Management

Authority, FAA documents, FEMA reimbursement agreements, location agreements, settlement agreements and Louisiana State Civil Service documents, and checks, drafts and orders against any funds standing to the credit of the Management Authority with any banks or other depositories and to make all agreements embodied in deposit slips or other documents evidencing deposits of funds with said banks or other depositories, and the banks or other depositories shall be authorized to honor checks, drafts and orders of the Management Authority when so signed by the Chief Operating Officer, unless and until said bank or other depository has received notice in writing from the Management Authority that said Chief Operating Officer is no longer authorized to administer the funds of the Management Authority, and to ratify all contracts signed and actions taken by the Chief Operating Officer since November 10, 2014; and,

WHEREAS, the Management Authority desires that the Chief Operating Officer shall have the authority without prior approval of the Management Authority to enter into contracts for Authority business not to exceed the contract sum of \$25,000.00; provided that for contracts in excess of \$15,000.00, but not exceeding \$25,000.00, the Chief Operating Officer shall obtain the prior written approval of the Chairman of the Management Authority or in the Chairman's absence the prior written approval of the Vice-Chairman of the Management. All contracts entered into under this Subsection by the Chief Operating Officer on behalf of the Management Authority shall comply with any applicable federal, state, or local laws. The Chief Operating Officer shall give a report on any such contracts at the next regularly scheduled Finance Committee Meeting after the contract is entered into by the Chief Operating Officer; and further that the Chief Operating Officer shall also perform such other duties as are usually incumbent on a chief executive officer of a corporate entity unless prohibited by federal, state or local law or by the By-Laws of the Management Authority, as amended. Further, notwithstanding anything to the contrary set forth hereinabove, the Chief Operating officer shall have the authority to enter into contracts in emergency situations. An emergency for purposes of this provision is an unforeseen mischance bringing with it destruction or injury to life or property or the imminent threat of such destruction or injury. All contracts entered into under this Subsection by the Chief Operating Officer on behalf of the Management Authority shall comply with any applicable federal, state, or local laws. The Chief Operating Officer shall give a report on any such contracts at the next regularly scheduled Finance Committee Meeting after the contract is entered into.

THEREFORE BE IT HEREBY RESOLVED, that the Non-Flood Protection Asset Management Authority hereby authorizes the Chief Operating Officer of the Management Authority as signatory on any and all documents, releases, and contracts approved by the Management Authority and on checks, drafts and orders against any funds standing to the credit of the Non-Flood Protection Asset Management Authority with any banks or other depositories.

BE IT HEREBY FURTHER RESOLVED, that the Chief Operating Officer of the Non-Flood Protection Asset Management Authority, Cornelia Ullmann, be and is hereby authorized to sign any contracts approved by the Management Authority, including but not limited to leases of property owned by the Orleans Levee District under the management and control of the Management Authority, FAA documents, FEMA reimbursement agreements, location agreements, settlement agreements and Louisiana State Civil Service documents, and checks, drafts and orders against any funds standing to the credit of the Management Authority with any banks or other depositories and to make all agreements embodied in deposit slips or other documents evidencing deposits of funds with said banks or other depositories, and the banks or other depositories shall be authorized to honor checks, drafts and orders of the Management Authority when so signed by said Chief Operating Officer, unless and until said bank or other depository has received notice in writing from the Management Authority that said Chief Operating Officer is no longer authorized to administer the funds of the Management Authority.

BE IT HEREBY FURTHER RESOLVED, that the Non-Flood Protection Asset Management Authority hereby ratifies all contracts signed and actions taken by the Chief Operating Officer since November 10, 2014.

BE IT HEREBY FURTHER RESOLVED, the Management Authority desires that the Chief Operating Officer shall have the authority without prior approval of the Management Authority to enter into contracts for Authority business not to exceed the contract sum of \$25,000.00; provided that for contracts in excess of \$15,000.00, but not exceeding \$25,000.00, the Chief Operating Officer shall obtain the prior written approval of the Chairman of the Management Authority or in the Chairman's absence the prior written approval of the Vice-Chairman of the Management Authority. All contracts entered into under this Subsection by the Chief Operating Officer on behalf of the Management Authority shall comply with any applicable federal, state, or local laws. The Chief Operating Officer shall give a report on any such contracts at the next regularly scheduled Finance Committee Meeting after the contract is entered into by the Chief Operating Officer; and further that the Chief Operating Officer shall also perform such other duties as are usually incumbent on a chief executive officer of a corporate entity unless prohibited by federal, state or local law or by the By-Laws of the Management Authority, as amended. Further, notwithstanding anything to the contrary set forth hereinabove, the Chief Operating officer shall have the authority to enter into contracts in emergency situations. An emergency for purposes of this provision is an unforeseen mischance bringing with it destruction or injury to life or property or the imminent threat of such destruction or injury. All contracts entered

into under this Subsection by the Chief Operating officer on behalf of the Management Authority shall comply with any applicable federal, state, or local laws. The Chief Operating Officer shall give a report on any such contracts at the next regularly scheduled Finance Committee Meeting after the contract is entered into.

BE IT HEREBY FURTHER RESOLVED, that the Authority Chairman, Secretary or Chief Operating Officer of the Management Authority be and is hereby authorized to take any action and to sign any and all documents necessary to accomplish the above.

YEAS: ERNST, BAUDY, HEATON, DeROUEN, CANTRELLE, STACK, BRIEN, SAIZAN, GREEN,
FIERKE, HUGEL, SETTOON, HIGGINS
NAYS: NONE
ABSTAIN:
ABSENT: EAMES
RESOLUTION ADOPTED: YES

04-112014 - Motion to add as signatories on the Capital One Bank Payable Checking Account: Finance Committee Chairman Michael Stack and Chief Operating Officer Cornelia Ullmann; confirming current signatories Marina Director Chuck Dixon and Airport Director Fred Pruitt; and to remove Executive Director Louis Capo.

Commissioner Heaton moved to amend the motion by inserting "acting" in front of Airport Director to be in compliance with Civil Service, seconded by Commissioner Green and unanimously adopted to wit:

MOTION: 04-112014
RESOLUTION: 04-112014
BY: COMMISSIONER STACK
SECONDED: COMMISSIONER HUGEL

November 20, 2014

RESOLUTION

WHEREAS, the Non-Flood Protection Asset Management Authority ("Management Authority") is a political subdivision of the State of Louisiana and the governing authority of the non-flood protection assets of the Orleans Levee District ("District");

WHEREAS, the Authority has its operating bank accounts, including its Payables bank account at Capital One Bank;

WHEREAS, after consideration of the recommendation of staff, the Management Authority considers it to be in the best interest of the Authority that the signatories on the Capital One Bank Payables Checking Account include Finance Chairman, Chief Operating Officer, Marina Director and acting Airport Director;

BE IT HEREBY RESOLVED, after consideration of the Board, it is in the best interest of the Authority that Executive Director Louis Capo be removed from the Capital One Bank Payables Checking Account and Chief Operating Officer Cornelia Ullmann and Finance Chairman Michael Stack be added to the Capital One Bank Payables Checking Account along with Marina Director and acting Airport Director;

BE IT FURTHER RESOLVED, that the Authority Chairman or Chief Operating Officer be and is hereby authorized to execute any and all documents necessary to carry out the above.

AYES: ERNST, BAUDY, HEATON, DeROUEN, CANTRELLE, STACK, BRIEN, SAIZAN, GREEN,
FIERKE, HUGEL, SETTOON, HIGGINS
NAYS:
ABSTAIN:
ABSENT: EAMES
RESOLUTION ADOPTED: YES

05-112014 - Motion to add as signatories on the LAMP Account: Finance Committee Chairman Michael Stack and Chief Operating Officer Cornelia Ullmann and to remove Executive Director Louis Capo.

Commissioner Hugel offered a motion to add as signatories on the LAMP Account: Finance Committee Chairman Michael Stack and Chief Operating Officer Cornelia Ullmann and to remove Executive Director Louis Capo, seconded by Commissioner Cantrelle and unanimously adopted to wit:

MOTION: 05-112014
RESOLUTION: 05-112014
BY: COMMISSIONER STACK
SECONDED: COMMISSIONER CANTRELLE

November 20, 2014

RESOLUTION

WHEREAS, the Non-Flood Protection Asset Management Authority ("Management Authority") is a political subdivision of the State of Louisiana and the governing authority of the non-flood protection assets of the Orleans Levee District ("District");

WHEREAS, the Authority has its operating bank accounts, including its LAMP account;

WHEREAS, after consideration of the recommendation of staff, the Management Authority considers it to be in the best interest of the Authority that the signatories on the LAMP Account include the Finance Chairman and Chief Operating Officer, and further that the former Executive Director be removed;

BE IT HEREBY RESOLVED, after consideration of the Board, it is in the best interest of the Authority that the Chair of the Finance Committee, Michael Stack and Chief Operating Officer, Cornelia Ullmann be added to the LAMP account; and further that Executive Director Louis Capo be removed as signatory.

BE IT FURTHER RESOLVED, that the Authority Chairman or Chief Operating Officer be and is hereby authorized to execute any and all documents necessary to carry out the above.

AYES: ERNST, BAUDY, HEATON, DeROUEN, CANTRELLE, STACK, BRIEN, SAIZAN, GREEN, FIERKE, HUGEL, SETTOON, HIGGINS

NAYS:

ABSTAIN:

ABSENT: EAMES

RESOLUTION ADOPTED: YES

06-112014 - Motion for approval of a contract in the amount of \$1,671,638.59 with Crescent Commercial Construction, LLC to rebuild Shelter No. 3 (Base Bid) on Lakeshore Drive. (Commercial Real Estate Committee recommends approval)

Walter Baudier, DEI, advised that the first bid for Shelter No. 3 was rejected due to the high dollar amount. This is the second bid. The Corps of Engineers requested DEI design a replacement project for Shelter No. 3 on Lakeshore Drive. The location of the new Shelter No. 3 is 600 feet east of Franklin Avenue on Lakeshore Drive. The Corps removed the original Shelter No. 3 prior to 2012 due to levee expansion and agreed to replace the Shelter. Commissioner Cantrelle asked for clarification on the reason for the proposed location and if there were any other areas for the shelter.

Chairman Ernst was assured by DEI that it would do value engineering to get the project back into budget, change the concrete mixture and the brick used as well as downsizing the project. The Shelter will now have a total of seven restrooms as opposed to 22.

Commissioner Ernst offered a motion to approve a contract in the amount of \$1,671,638.59 with Crescent Commercial Construction, LLC to rebuild Shelter No. 3 (Base Bid) on Lakeshore Drive, seconded by Commissioner Hugel and unanimously adopted to wit:

MOTION: 06-112014
RESOLUTION: 06-112014
BY: COMMISSIONER ERNST
SECONDED: COMMISSOINER HUGEL

November 20, 2014

RESOLUTION

WHEREAS, the Non-Flood Protection Asset Management Authority ("Management Authority") is a political subdivision of the State of Louisiana and the governing authority of the non-flood protection assets of the Orleans Levee District ("District");

WHEREAS, the New Orleans Lakefront and portions of Lakeshore Drive are non-flood assets of the District under the management and control of the Management Authority;

WHEREAS, the Management Authority advertised for bids in accordance with the provisions of the Louisiana Public Bid Law for the Shelter Number 3 Replacement Project (Base Bid) on the New Orleans Lakefront (the "Project"), and the following bids were submitted as required in the bid advertisement on May 19, 2014:

- | | |
|---|----------------|
| 1) Crescent Commercial Construction, L.L.C. | \$1,671,638.59 |
| 2) C.D.W. Services, L.L.C. | \$1,858,175.75 |
| 3) TKTMJ, Inc. | \$2,184,932.30 |
| 4) K-Belle Consultants, L.L.C. | \$2,454,889.61 |
| 5) Construction Masters, Inc. | \$2,520,527.00 |

WHEREAS, the lowest responsible bidder for the Project was Crescent Commercial Construction, L.L.C. which desires to enter into a contract for the Project with the Management Authority;

WHEREAS, the USACE will provide funding for the Project not to exceed \$2,088,000.00 for replacement of former Shelter House No. 3;

WHEREAS, after considering the bids and recommendations of staff and the supervising architect for the Project, the Recreation/Subdivision Committee of the Management Authority at its scheduled meeting held on

November 17, 2014 voted to recommend to the Management Authority that it award the contract for the Project to Crescent Commercial Construction, L.L.C.; and,

WHEREAS, the Management Authority resolved that it is in the best interest of the Orleans Levee District to accept the bid and award the contract for this Project to Crescent Commercial Construction, L.L.C., as the lowest responsible bidder for the Project.

BE IT HEREBY RESOLVED, that the Management Authority accepts the bid and awards the contract for replacement of Shelter Number Three Replacement Project (Base Bid) on the New Orleans Lakefront to Crescent Commercial Construction, L.L.C. for the price of \$1,671,638.59; and,

BE IT HEREBY FURTHER RESOLVED, that the Authority Chairman or Executive Director be and is hereby authorized to sign any and all documents necessary to carry out the above.

AYES: ERNST, BAUDY, HEATON, DeROUEN, CANTRELLE, STACK, BRIEN, SAIZAN, GREEN, FIERKE, HUGEL, SETTOON, HIGGINS

NAYS:

ABSTAIN:

ABSENT: EAMES

RESOLUTION ADOPTED: YES

07-112014 - Motion for approval of request by Kenneth C. Labbe' to lease office 6504 at the Lake Vista Community Center to Labbe' Construction Co., LLC. (Commercial Real Estate Committee recommends approval)

This motion is to lease office 6504 at the Lake Vista Community Center to Labbe' Construction, LLC. The Real Estate Committee recommends approval. The space was vacated approximately one month ago. The terms of the agreement are that of a standard lease at the new rate of \$15.00 per square foot.

Commissioner Green offered a motion to lease office 6504 at the Lake Vista Community Center to Labbe' Construction, LLC, seconded by Commissioner Baudy and unanimously adopted to wit:

MOTION: 07-112014
RESOLUTION: 07-112014
BY: COMMISSIONER GREEN
SECONDED BY: COMMISSIONER BAUDY

November 20, 2014

RESOLUTION

WHEREAS, the Non-Flood Protection Asset Management Authority ("Management Authority") is a political subdivision of the State of Louisiana and the governing authority of the non-flood protection assets of the Orleans Levee District ("District");

WHEREAS, the Lake Vista Community Center is one of the non-flood assets of the Orleans Levee District under the management and control of the Management Authority;

WHEREAS, Labbe' Construction Company, L.L.C. has proposed leasing Store No. 2 bearing Municipal Address No. 6504 Spanish Fort Boulevard in the Lake Vista Community Center (the "leased premises");

WHEREAS, the proposal by Labbe' Construction Company, L.L.C. is to lease Store No. 2 for a term of One (1) year, commencing on December 1, 2014 and ending on November 30, 2015, with three (3) one year options to renew;

WHEREAS, the rent for the lease of the leased premises, during the primary term shall be \$15.00 per square foot, for an annual rental of \$13,425.00, payable in twelve (12) monthly installments of \$1,118.75 per month, in advance of the beginning of each month;

WHEREAS, the rental for the initial, second and third option term shall be the fair market rental value for locations in the Lake Vista Community Center at the time that these options are exercised;

WHEREAS, the proposal by Labbe' Construction, L.L.C. for the lease of Store No. 2 in the Lake Vista Community Center was reviewed by the real estate consultant for the Management Authority who recommended approval of said lease; and,

WHEREAS, the proposal by Labbe' Construction, L.L.C. for the lease of Store No. 2 in the Lake Vista Community Center was considered at the monthly meeting of the Commercial Real Estate Committee of the Management Authority which recommended approval of said lease;

BE IT HEREBY RESOLVED, that the Management Authority approves a lease of Store No. 2 in the Lake Vista Community Center with Labbe' Construction, L.L.C. under the terms and conditions specified above and under the standard terms and conditions of leases in the Lake Vista Community Center with the Management Authority.

BE IT FURTHER RESOLVED, that the Authority Chairman or Chief Operating Officer be and is hereby authorized to sign the lease with Labbe' Construction, L.L.C. for Store No. 2 in the Lake Vista Community Center and sign any and all other documents to carry out the above.

AYES: ERNST, BAUDY, HEATON, DeROUEN, CANTRELLE, STACK, BRIEN, SAIZAN, GREEN, FIERKE, HUGEL, SETTOON, HIGGINS

NAYS:

ABSTAIN:

ABSENT: EAMES

RESOLUTION ADOPTED: YES

08-112014 - Motion to authorize the Real Estate Consultant and Chief Operating Officer of the Management Authority to engage in negotiations with developer Studio Network-Lakefront LLC, the sole response to the Request for Proposals for lease of the South Shore Harbor Marina Terminal Site at South Shore Harbor Marina, which lease agreement will be subject to the approval of the Management Authority. (Commercial Real Estate Committee recommends approval)

This motion approves the Real Estate Consultant and the Chief Operating Officer to negotiate a lease with the developer, Studio Network-Lakefront, LLC. The lease will be brought before the Board for final approval. This was the only response to the RFP. This is a new structure, as well as renovation to the existing terminal building. The issue will be vetted before the Commercial Real Estate, Legal and Finance Committees. There was no representative from the developer present as he had a prior engagement out of town. (The architect on the project was delayed but did arrive after the meeting adjourned.)

Mr. Metzger noted for the record that he has represented Roland Von Kurnatowski for the last 25 years. No representation is connected with the Levee District and Mr. Metzger has no interest in any of Mr. Von Kurnatowski's business ventures. Mr. Metzger will not participate in any lease negotiations.

Commissioner Heaton offered a motion to authorize the Real Estate Consultant and Chief Operating Officer of the Management Authority to engage in negotiations with developer Studio Network-Lakefront LLC, seconded by Commissioner Green and unanimously adopted to wit:

MOTION: 08-112014
RESOLUTION: 08-112014
BY: COMMISSIONER HEATON
SECONDED: COMMISSOINER GREEN

November 20, 2014

RESOLUTION

WHEREAS, the Non-Flood Protection Asset Management Authority ("Management Authority") is a political subdivision of the State of Louisiana and the governing authority of the non-flood protection assets of the Orleans Levee District ("District");

WHEREAS, the South Shore Harbor Terminal site at South Shore Harbor Marina is one of the non-flood protection assets of the District under the management and control of the Management Authority;

WHEREAS, the Terminal Building located at South Shore Harbor Terminal site at South Shore Harbor Marina was severely damaged by Hurricane Katrina which struck southeast Louisiana in August of 2005;

WHEREAS, the Commercial Real Estate Committee at its November 18, 2014 meeting the Committee reviewed the sole proposal in response to the Request for Proposals issued by the Authority and unanimously moved to recommend to the full Board that the Real Estate Consultant and Chief Operating Officer for the Management Authority be authorized to engage in negotiations with Studio Network-Lakefront LLC, the sole respondent to the Request for Proposals for lease of the South Shore Harbor Marina Terminal Site at South Shore Harbor Marina, which lease agreement is subject to the approval of the Management Authority.

THEREFORE, BE IT HEREBY RESOLVED the Real Estate Consultant and Chief Operating Officer for the Management Authority are authorized to engage in negotiations with Studio Network-Lakefront LLC to lease the South Shore Harbor Marina Terminal Site at South Shore Harbor Marina, which lease agreement is subject to the approval of the Management Authority.

BE IT HEREBY FURTHER RESOLVED, that the Authority Chairman or Chief Operating Officer be and is hereby authorized to execute any and all documents necessary to carry out the above.

AYES: ERNST, BAUDY, HEATON, DeROUEN, CANTRELLE, STACK, BRIEN, SAIZAN, GREEN, FIERKE, HUGEL, SETTOON, HIGGINS

NAYS:

ABSTAIN:

ABSENT: EAMES

RESOLUTION ADOPTED: YES

09-112014 - Motion to approve request by Lakeview Landings (The Blue Crab) to amend the current lease to allow the rental of paddle boards and to give paddle board lessons along the New Basin Canal. (Requested by Comm'r. Hugel)

Chairman Ernst advised the Board that Motion 09-112014 was withdrawn.

10-112014 - Motion for approval of a lease for the McDermott Hangar.

The McDermott Hangar at Lakefront Airport is located far from the terminal building by the control tower and will be very hard to market. The hangar is over 30 years old, and there is ramp subsidence and other repairs, renovations and alterations that the Authority does not have the funds to accomplish. Currently there is a month-to-month tenant in the building. The Airport Committee Chair was approached by Flightline with a written lease proposal for the McDermott hangar space and the small space occupied by the current tenant. This motion will authorize staff and Mr. Pappalardo to negotiate the terms of a proposed lease with Flightline for the McDermott hangar space and the small area occupied by the current month to month tenant. The terms of the lease will be brought before the Legal Committee and to the Board for final approval. The Airport Committee voted unanimously to recommend to enter into lease negotiations.

Commissioner Heaton offered a motion to authorize the real estate consultant and the chief operating officer to enter into negotiations for a lease for the McDermott Hangar, seconded by Commissioner Saizan and unanimously adopted to wit:

MOTION: 10-112014
RESOLUTION: 10-112014
BY: COMMISSIONER HEATON
SECONDED: COMMISSINER SAIZAN

November 20, 2014

RESOLUTION

WHEREAS, the Non-Flood Protection Asset Management Authority ("Management Authority") is a political subdivision of the State of Louisiana and the governing authority of the non-flood protection assets of the Orleans Levee District ("District");

WHEREAS, the McDermott Hangar site at New Orleans Lakefront Airport is one of the non-flood protection assets of the District under the management and control of the Management Authority;

WHEREAS, the hangar portion of the McDermott facility is not currently occupied and office space is only partially occupied. Further, hangar doors are in need of repair, there is ramp subsidence at both north and south hangar doors, and miscellaneous hangar repairs are needed;

WHEREAS, the Airport Committee at its November 20, 2014 meeting reviewed the proposal submitted by Flightline Ground, Inc. and unanimously moved to recommend to the full Board that the Real Estate Consultant and Chief Operating Officer for the Management Authority be authorized to engage in negotiations with Flightline Ground, Inc. for lease of the Hangar space at the McDermott Hangar, which lease agreement is subject to the approval of the Management Authority.

THEREFORE, BE IT HEREBY RESOLVED the Real Estate Consultant and Chief Operating Officer for the Management Authority are authorized to engage in negotiations with Flightline Ground, inc. to lease the Hangar space at the McDermott Hangar, which lease agreement is subject to the approval of the Management Authority.

BE IT HEREBY FURTHER RESOLVED, that the Authority Chairman or Chief Operating Officer be and is hereby authorized to execute any and all documents necessary to carry out the above.

NEXT BOARD MEETING

The next full Board meeting of the Non-Flood Protection Asset Management Authority is scheduled for Thursday, December 18, 2014 at 5:30 p.m.

ADJOURNMENT

Commissioner Hugel offered a motion to adjourn, seconded by Commissioner Cantrelle